057.0	0002	0007.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	537,900 /	537,900
					USE VALUE:	537,900 /	537,900
					ASSESSED:	537,900 /	537,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RYDER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEBER NICOLE R		
Owner 2:			
Owner 3:			
Street 1:	14 RYDER ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	ANDERSON PATRICIA M -
Owner 2:	-
Street 1:	5 ELIOT STREET
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains 6,339 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 770 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6339.000	110,800		427,100	537,900
Total Card	0.146	110,800		427,100	537,900
Total Parcel	0.146	110,800		427,100	537,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 698.57 | /Parcel: 698.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37695
GIS Ref	
GIS Ref	
Insp Date	03/12/09

!4870!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0002-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	110,800	0	6,339.	427,100	537,900	537,900	Year End Roll	12/18/2019
2019	101	FV	99,200	0	6,339.	427,100	526,300	526,300	Year End Roll	1/3/2019
2018	101	FV	99,200	0	6,339.	286,800	386,000	386,000	Year End Roll	12/20/2017
2017	101	FV	99,200	0	6,339.	274,600	373,800	373,800	Year End Roll	1/3/2017
2016	101	FV	99,200	0	6,339.	250,200	349,400	349,400	Year End	1/4/2016
2015	101	FV	98,700	0	6,339.	201,400	300,100	300,100	Year End Roll	12/11/2014
2014	101	FV	98,700	0	6,339.	180,000	278,700	278,700	Year End Roll	12/16/2013
2013	101	FV	98,700	0	6,339.	170,800	269,500	269,500		12/13/2012

PRINT

Date	Time
12/10/20	19:50:23

LAST REV

Date	Time
08/19/20	09:45:27
apro	
4870	

USER DEFINED

Prior Id # 1:	37695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON PATRIC	72285-105	1	3/1/2019	Estate/Div	410,000	No	No	4	
	10580-45		7/13/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	959	Shed	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2009	Meas/Inspect	189	PATRIOT
11/22/2000	Mailer Sent		
2/23/2000	Inspected	276	PATRIOT
1/12/2000	Measured	263	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6339		Sq. Ft.	Site		0	70.	0.96	11									427,121						427,100	

Total AC/HA:	0.14552	Total SF/SM:	6339	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	427,121	Spl Credit		Total:	427,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.95949996
Adj $ / SQ:	123.056
Other Features:	55272
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	178450
Depreciation:	67633
Depreciated Total:	110818

COMMENTS

BMT ACCESS FROM OUTSIDE ONLY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

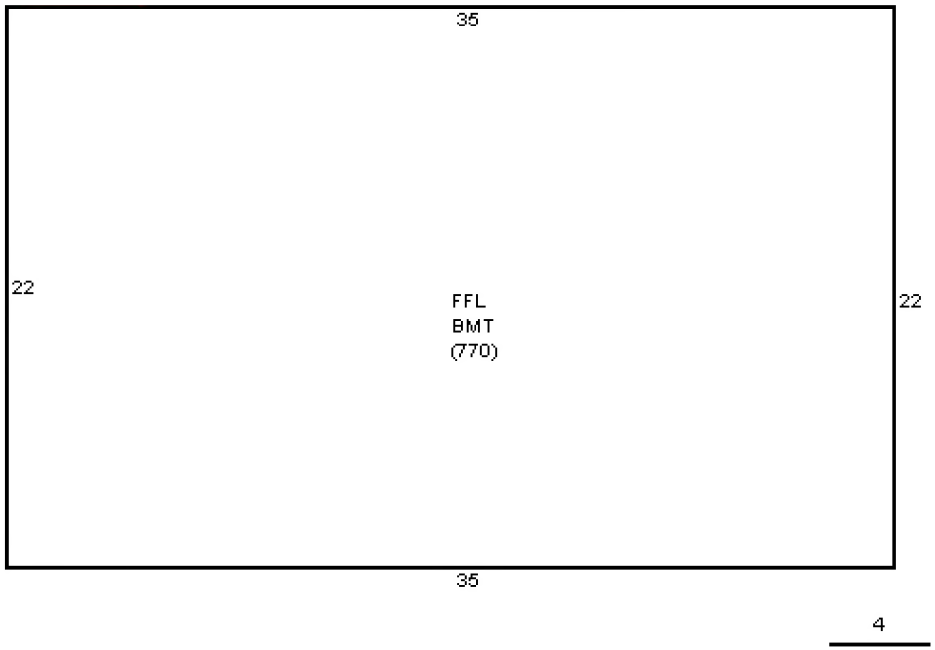
No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	123.06
Special Features:	0	Val/Su Net:	71.95
Final Total:	110800	Val/Su SzAd	143.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	770	36.920	28,426
FFL	First Floor	770	123.060	94,753
	Net Sketched Area:	1,540	Total:	123,179
Size Ad	770	Gross Are	1540	FinArea 770

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0002-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc